

# LIBERTY FARMS II

Madera County, California

108.20± Acres

\$3,000,000

(\$27,726/Acre)

**PRICE REDUCED**



- Madera Irrigation District
- Thompson Seedless Vineyard
- 3,657± SF Home
- 5,000± Sq. Ft. Shop



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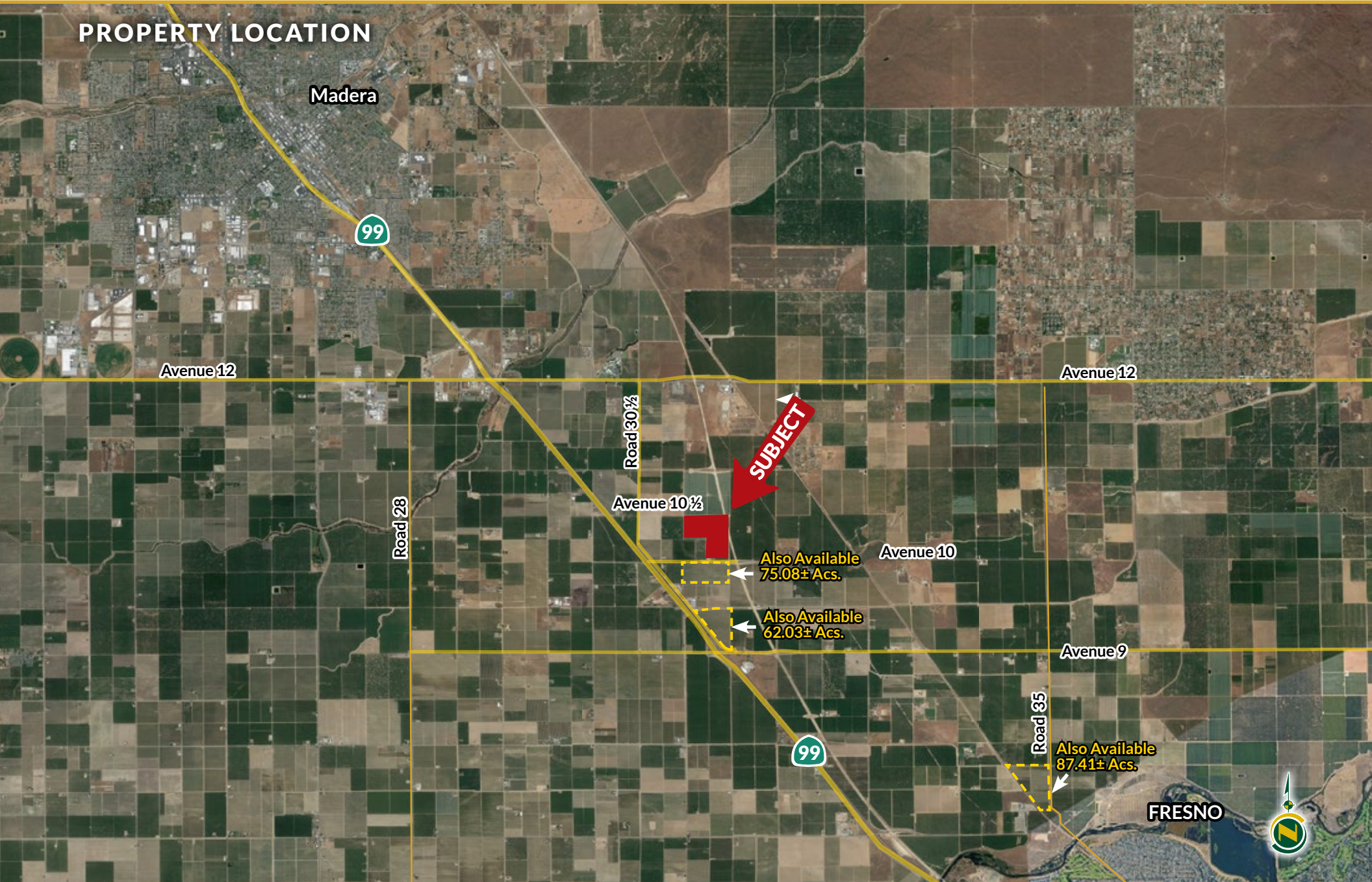


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Madera County, CA



## PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

A quality raisin vineyard situated in a prime grape and nut growing region. The property features both Madera Irrigation District water entitlements and pumps and wells. A headquarters site includes a large metal shop and also an adjoining rental home that provides supplemental revenue. There are also three additional vineyards in the area available for sale that total 224.52± acres. (See the location map on page 2.)

### LOCATION

The property is located on Avenue 10, one-half mile east of Road 30 ½ approximately 3± miles southeast of the City of Madera. (Address: 31355 E. Avenue 10, Madera, CA 93636).

### LEGAL

Fresno County APN: 047-240-012

A portion of the SW 1/4 of Section 11, T12S, R18E, M.D.B.&M.

### ZONING

Zone AE-20 (Agricultural Exclusive - 20 acre minimum parcel size)

The property is enrolled in the Williamson Act.

### PLANTINGS

The property is currently farmed to a Thompson Seedless vineyard planted in 1980.

### PRODUCTION

Available upon request.

### SOILS

See the soils map included on a separate page.

### BUILDINGS/STRUCTURES

There is a 3,657± SF home rented for \$1,851 per month. Also, there is a 5,000± SF metal shop building placed in a fenced equipment yard.

### WATER

Madera Irrigation District.

(1) 125HP irrigation pump and well (drilled 2015)

(1) 3HP Domestic pump and well (drilled 2021)

Flood Irrigation.

### PRICE/TERMS

\$3,000,000 (\$27,726/acre) cash at the close of escrow. Buyer to reimburse seller for cultural costs incurred towards the 2024 growing crop.

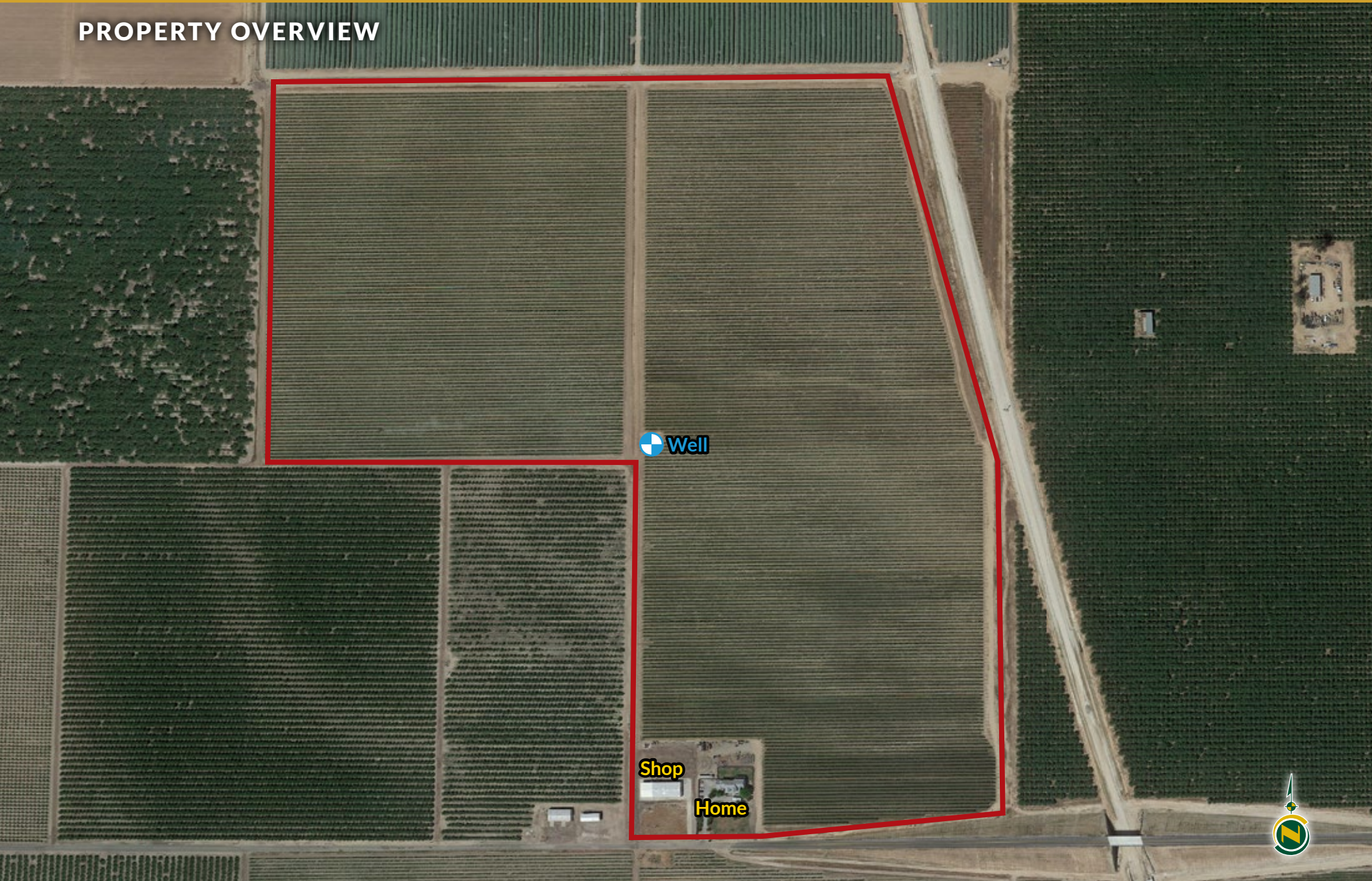


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## PROPERTY OVERVIEW



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## SOILS MAP



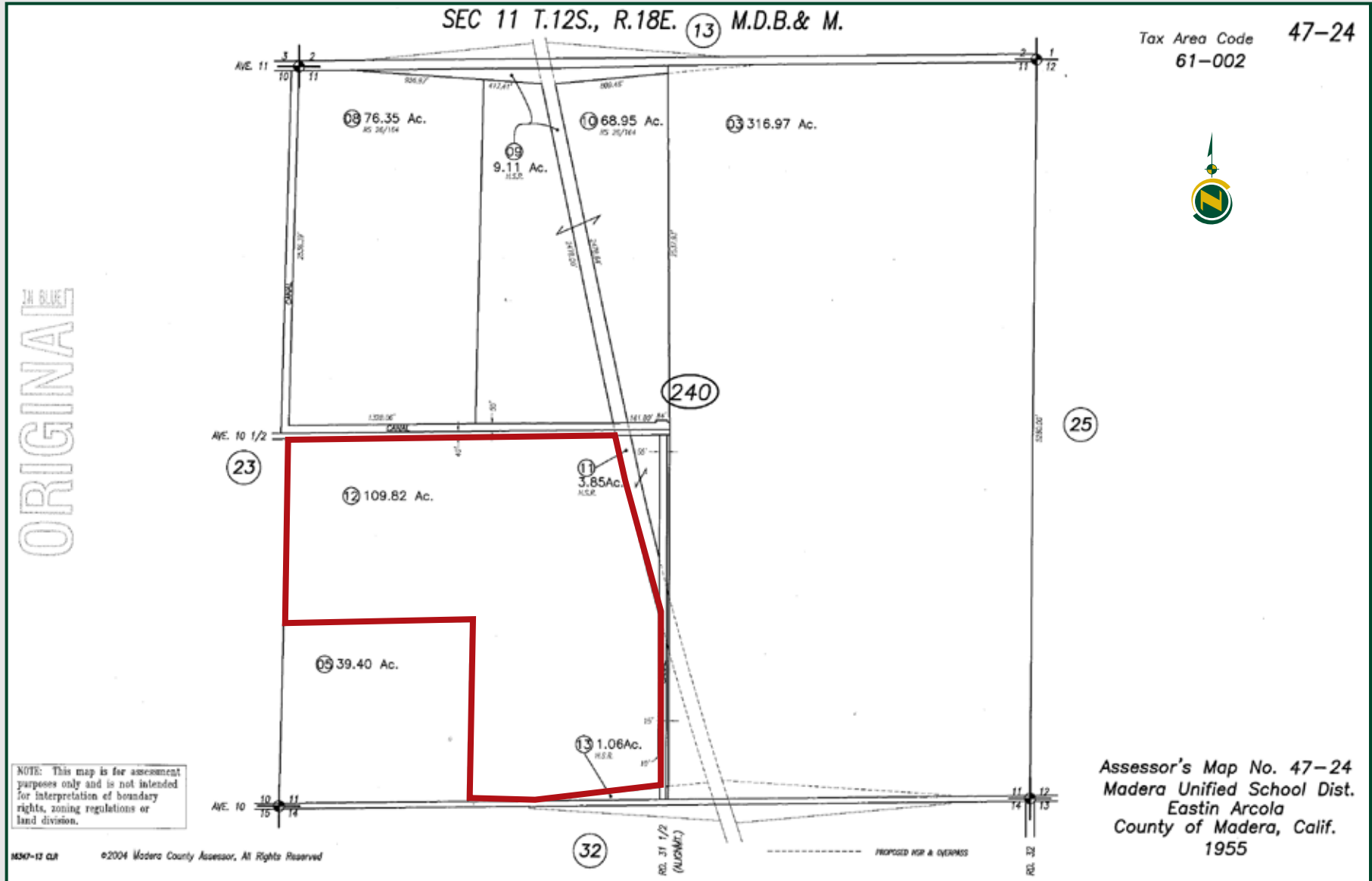
California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
HdA	Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt, 0 to 3 percent slopes	Grade 1 - Excellent	36.9%
SaA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17	Grade 5 - Very Poor	56.1%
TwA	Tujunga loamy sand, 0 to 3 percent slopes	Grade 2 - Good	7.0%
<b>Totals for Area of Interest</b>			100.0%

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## PARCEL MAP



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## PROPERTY PHOTOS



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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791 **Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.**